# CERTIFICATE OF SURVEY

## THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

## PROPOSED DESCRIPTIONS:

**Tract 1**
That part of the Southwest Quarter of the Southeast Quarter and of Government Lot 1, Section 23, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the South Quarter corner of said Section 23; thence South 88 degrees 41 minutes 40 seconds East, assigned bearing, along the south line of said Section 23 a distance of 1408.91 feet to the centerline of C.S.A.H. No. 50 and the Point of Beginning of the tract to be herein described; thence northwesterly 34.26 feet along said centerline being a non-tangential curve, concave to the southwest, a radius of 400.00 feet, a central angle of 04 degrees 54 minutes 26 seconds, and a chord bearing of North 41 degrees 30 minutes 55 seconds West and a chord distance of distance of 34.25 feet; thence North 43 degrees 58 minutes 08 seconds West, along said centerline being tangent to last described curve, 681.80 feet; thence North 86 degrees 03 minutes 59 seconds East 1100.00 feet; thence South 27 degrees 27 minutes 01 seconds East 255 feet, more or less, to the shoreline of Portage Lake; thence southwesterly along said shoreline to said south line; thence North 88 degrees 41 minutes 40 seconds West along said south line 442 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 50.
TOGETHER with Easement No.'s 1 and 2.

**Tract 2**
That part of the Southwest Quarter of the Southeast Quarter and of Government Lot 1, Section 23, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the South Quarter corner of said Section 23; thence South 88 degrees 41 minutes 40 seconds East, assigned bearing, along the south line of said Section 23 a distance of 1408.91 feet to the centerline of C.S.A.H. No. 50; thence northwesterly 34.26 feet along said centerline being a non-tangential curve, concave to the southwest, a radius of 400.00 feet, a central angle of 04 degrees 54 minutes 26 seconds, and a chord bearing of North 41 degrees 30 minutes 55 seconds West and a chord distance of 34.25 feet; thence North 43 degrees 58 minutes 08 seconds West, along said centerline being tangent to last described curve, 681.80 feet; thence North 86 degrees 03 minutes 59 seconds East 1100.00 feet to the Point of Beginning of the tract to be herein described; thence reversing South 86 degrees 03 minutes 59 seconds West 1100.00 feet to said centerline; thence northwesterly 182.98 feet along said centerline being a non-tangential curve, concave to the northeast, a radius of 1000.00 feet, a central angle of 10 degrees 29 minutes 02 seconds, and a chord bearing of North 38 degrees 43 minutes 37 seconds West and a chord distance of 182.73 feet; thence North 33 degrees 29 minutes 06 seconds West, along said centerline being tangent to last described curve, 183.65 feet; thence North 79 degrees 45 minutes 16 seconds East 1250.00 feet; thence South 08 degrees 43 minutes 45 seconds East 300.00 feet; thence South 48 degrees 17 minutes 41 seconds East 80.00 feet to the Point of Beginning of the tract to be herein described; thence reversing North 48 degrees 17 minutes 41 seconds West 80.00 feet; thence North 08 degrees 43 minutes 45 seconds West 300.00 feet; thence South 79 degrees 45 minutes 16 seconds West 1250.00 feet to said centerline; thence North 33 degrees 29 minutes 06 seconds West, along said centerline, 167.11 feet; thence North 60 degrees 08 minutes 01 seconds East 85.60 feet; thence North 54 degrees 45 minutes 46 seconds East 140.72 feet; thence North 51 degrees 49 minutes 12 seconds East 233.59 feet; thence easterly 197.70 feet along a tangential curve, concave to the south, having a radius of 283.50 feet and a central angle of 39 degrees 57 minutes 16 seconds; thence South 88 degrees 13 minutes 32 seconds East, tangent to last described curve, 985.27 feet; thence easterly 79.83 feet along a tangential curve, concave to the south, having a radius of 283.50 feet and a central angle of 16 degrees 08 minutes 00 seconds; thence South 72 degrees 05 minutes 32 seconds East, tangent to last described curve, 196.24 feet; thence North 89 degrees 43 minutes 48 seconds East 151.44 feet to the east line of said Government Lot 1; thence South 01 degrees 29 minutes 47 seconds West, along said east line, 106 feet, more or less, to the shoreline of Portage Lake; thence Southwesterly along said shoreline to the intersection with a line that bears South 89 degrees 59 minutes 40 seconds East from the point of beginning; thence North 89 degrees 59 minutes 40 seconds West 320 feet, more or less, to the point of beginning.
SUBJECT to easement, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 50.
SUBJECT to and TOGETHER with Easement No. 2.
TOGETHER with Easement No.1.

**Tract 3**
That part of the Southwest Quarter of the Southeast Quarter and of Government Lot 1, Section 23, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the South Quarter corner of said Section 23; thence South 88 degrees 41 minutes 40 seconds East, assigned bearing, along the south line of said Section 23 a distance of 1408.91 feet to the centerline of C.S.A.H. No. 50; thence northwesterly 34.26 feet along said centerline being a non-tangential curve, concave to the southwest, a radius of 400.00 feet, a central angle of 04 degrees 54 minutes 26 seconds, and a chord bearing of North 41 degrees 30 minutes 55 seconds West and a chord distance of 34.25 feet; thence North 43 degrees 58 minutes 08 seconds West, along said centerline being tangent to last described curve, 681.80 feet; thence northwesterly 182.98 feet along said centerline being a non-tangential curve, concave to the northeast, a radius of 1000.00 feet, a central angle of 10 degrees 29 minutes 02 seconds, and a chord bearing of North 38 degrees 43 minutes 37 seconds West and a chord distance of 182.73 feet; thence North 33 degrees 29 minutes 06 seconds West, along said centerline being tangent to last described curve, 183.65 feet; thence North 79 degrees 45 minutes 16 seconds East 1250.00 feet; thence South 08 degrees 43 minutes 45 seconds East 300.00 feet; thence South 48 degrees 17 minutes 41 seconds East 80.00 feet to the Point of Beginning of the tract to be herein described; thence reversing North 48 degrees 17 minutes 41 seconds West 80.00 feet; thence North 08 degrees 43 minutes 45 seconds West 300.00 feet; thence South 79 degrees 45 minutes 16 seconds West 1250.00 feet to said centerline; thence North 33 degrees 29 minutes 06 seconds West, along said centerline, 167.11 feet; thence North 60 degrees 08 minutes 01 seconds East 85.60 feet; thence North 54 degrees 45 minutes 46 seconds East 140.72 feet; thence North 51 degrees 49 minutes 12 seconds East 233.59 feet; thence easterly 197.70 feet along a tangential curve, concave to the south, having a radius of 283.50 feet and a central angle of 39 degrees 57 minutes 16 seconds; thence South 88 degrees 13 minutes 32 seconds East, tangent to last described curve, 985.27 feet; thence easterly 79.83 feet along a tangential curve, concave to the south, having a radius of 283.50 feet and a central angle of 16 degrees 08 minutes 00 seconds; thence South 72 degrees 05 minutes 32 seconds East, tangent to last described curve, 196.24 feet; thence North 89 degrees 43 minutes 48 seconds East 151.44 feet to the east line of said Government Lot 1; thence South 01 degrees 29 minutes 47 seconds West, along said east line, 106 feet, more or less, to the shoreline of Portage Lake; thence Southwesterly along said shoreline to the intersection with a line that bears South 89 degrees 59 minutes 40 seconds East from the point of beginning; thence North 89 degrees 59 minutes 40 seconds West 320 feet, more or less, to the point of beginning.
SUBJECT to easement, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 50.
SUBJECT to and TOGETHER with Easement No. 2.
TOGETHER with Easement No.1.

**Tract 4**
That part of the Southwest Quarter of the Southeast Quarter and of Government Lot 1, Section 23, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: BEGINNING at the South Quarter corner of said Section 23; thence South 88 degrees 41 minutes 40 seconds East, assigned bearing, along the south line of said Section 23 a distance of 1408.91 feet to the centerline of C.S.A.H. No. 50; thence northwesterly 34.26 feet along said centerline being a non-tangential curve, concave to the southwest, a radius of 400.00 feet, a central angle of 04 degrees 54 minutes 26 seconds, and a chord bearing of North 41 degrees 30 minutes 55 seconds West and a chord distance of 34.25 feet; thence North 43 degrees 58 minutes 08 seconds West, along said centerline being tangent to last described curve, 681.80 feet; thence northwesterly 182.98 feet along said centerline being a tangential curve, concave to the northeast, having a radius of 1000.00 feet and a central angle of 10 degrees 29 minutes 02 seconds; thence North 33 degrees 29 minutes 06 seconds West, along said centerline being tangent to last described curve, 350.76 feet; thence North 60 degrees 08 minutes 01 seconds East 85.60 feet; thence North 54 degrees 45 minutes 46 seconds East 140.72 feet; thence North 51 degrees 49 minutes 12 seconds East 233.59 feet; thence easterly 197.70 feet along a tangential curve, concave to the south, having a radius of 283.50 feet and a central angle of 39 degrees 57 minutes 16 seconds; thence South 88 degrees 13 minutes 32 seconds East, tangent to last described curve, 985.27 feet; thence easterly 79.83 feet along a tangential curve, concave to the south, having a radius of 283.50 feet and a central angle of 16 degrees 08 minutes 00 seconds; thence South 72 degrees 05 minutes 32 seconds East, tangent to last described curve, 196.24 feet; thence North 89 degrees 43 minutes 48 seconds East 151.44 feet to the east line of said Government Lot 1 and said southerly line there terminating. The north line of said easement shall be prolonged or shortened to terminate on said east line and the northeasterly right of way line of C.S.A.H. No.50.

## NOTES:

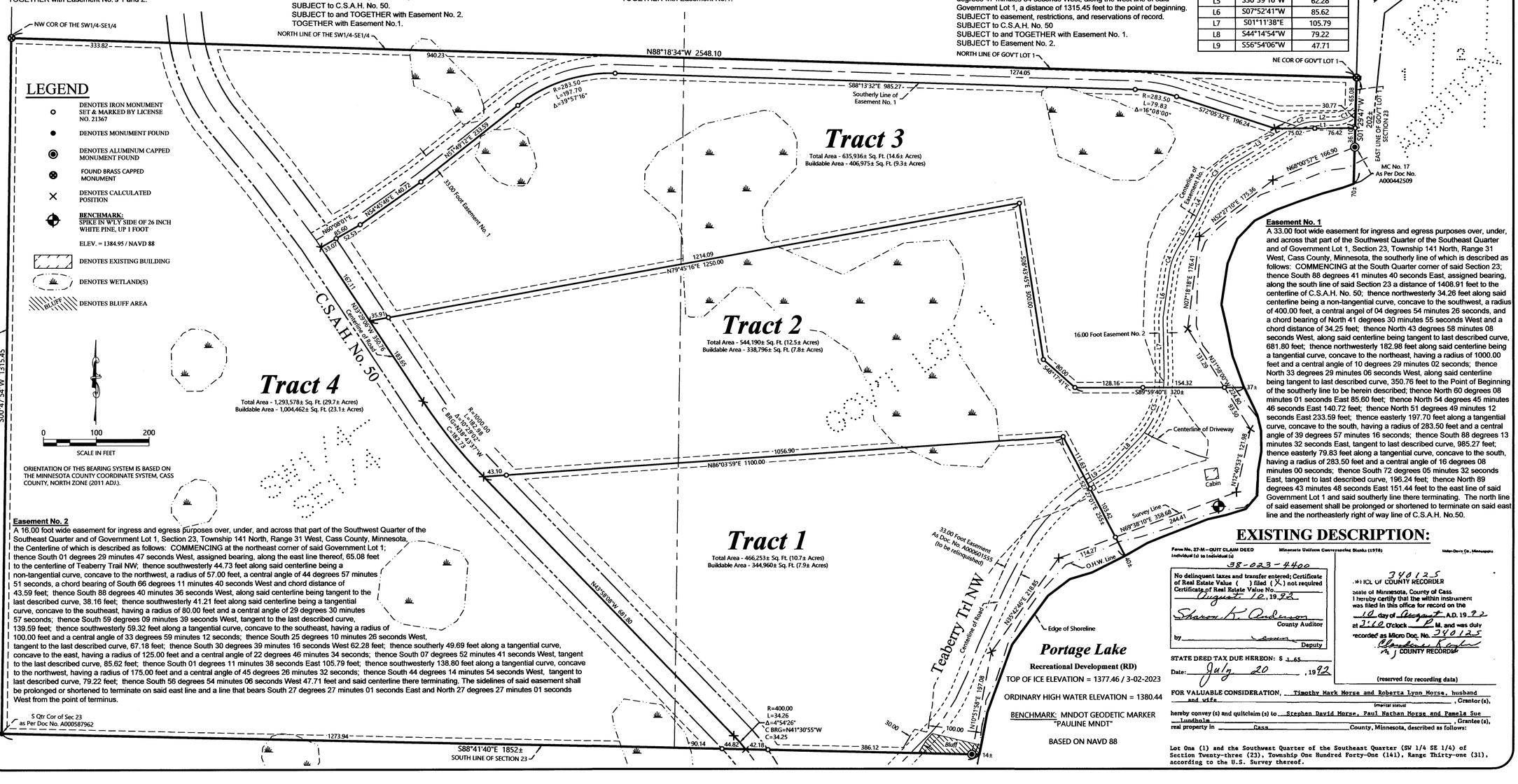
1. Zoning for subject tract = Shoreland Residential and Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 38-023-4400.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown drawn from County Wetland Inventory Maps.
5. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
6. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

**CURVE TABLE**

| Curve Segment | Delta | Radius | Length | Chord Bearing | Chord Distance |
|---|---|---|---|---|---|
| C1 | Δ=44°57'51" | 57.00 | 44.73 | S66°11'40"W | 43.59 |
| C2 | Δ=29°30'57" | 80.00 | 41.21 | S73°55'07"W | 40.76 |
| C3 | Δ=33°59'12" | 100.00 | 59.32 | S42°10'02"W | 58.45 |
| C4 | Δ=22°46'34" | 125.00 | 49.69 | S19°15'59"W | 49.36 |
| C5 | Δ=45°26'32" | 175.00 | 138.80 | S21°31'38"W | 135.19 |

**LINE TABLE**

| Line Segment | Bearing | Distance |
|---|---|---|
| L1 | S89°43'48"W | 151.44 |
| L2 | S88°40'36"W | 38.16 |
| L3 | S59°09'39"E | 139.59 |
| L4 | S25°10'26"W | 67.18 |
| L5 | S30°39'16"W | 62.28 |
| L6 | S07°52'41"W | 85.62 |
| L7 | S01°11'38"E | 105.79 |
| L8 | S44°14'54"W | 79.22 |
| L9 | S56°54'06"W | 47.71 |




**Easement No. 1**
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the Southwest Quarter of the Southeast Quarter and of Government Lot 1, Section 23, Township 141 North, Range 31 West, Cass County, Minnesota, the southerly line of which is described as follows: COMMENCING at the South Quarter corner of said Section 23; thence South 88 degrees 41 minutes 40 seconds East, assigned bearing, along the south line of said Section 23 a distance of 1408.91 feet to the centerline of C.S.A.H. No. 50; thence northwesterly 34.26 feet along said centerline being a non-tangential curve, concave to the southwest, a radius of 400.00 feet, a central angel of 04 degrees 54 minutes 26 seconds, and a chord bearing of North 41 degrees 30 minutes 55 seconds West and a chord distance of 34.25 feet; thence North 43 degrees 58 minutes 08 seconds West, along said centerline being tangent to last described curve, 681.80 feet; thence northwesterly 182.98 feet along said centerline being a tangential curve, concave to the northeast, having a radius of 1000.00 feet and a central angle of 10 degrees 29 minutes 02 seconds; thence North 33 degrees 29 minutes 06 seconds West, along said centerline being tangent to last described curve, 350.76 feet to the Point of Beginning of the southerly line to be herein described; thence North 60 degrees 08 minutes 01 seconds East 85.60 feet; thence North 54 degrees 45 minutes 46 seconds East 140.72 feet; thence North 51 degrees 49 minutes 12 seconds East 233.59 feet; thence easterly 197.70 feet along a tangential curve, concave to the south, having a radius of 283.50 feet and a central angle of 39 degrees 57 minutes 16 seconds; thence South 88 degrees 13 minutes 32 seconds East, tangent to last described curve, 985.27 feet; thence easterly 79.83 feet along a tangential curve, concave to the south, having a radius of 283.50 feet and a central angle of 16 degrees 08 minutes 00 seconds; thence South 72 degrees 05 minutes 32 seconds East, tangent to last described curve, 196.24 feet; thence North 89 degrees 43 minutes 48 seconds East 151.44 feet to the east line of said Government Lot 1 and said southerly line there terminating. The north line of said easement shall be prolonged or shortened to terminate on said east line and the northeasterly right of way line of C.S.A.H. No.50.

**Easement No. 2**
A 16.00 foot wide easement for ingress and egress purposes over, under, and across that part of the Southwest Quarter of the Southeast Quarter and of Government Lot 1, Section 23, Township 141 North, Range 31 West, Cass County, Minnesota, the Centerline of which is described as follows: COMMENCING at the northeast corner of said Government Lot 1; thence South 01 degrees 29 minutes 47 seconds West, assigned bearing, along the east line thereof, 65.08 feet to the centerline of Teaberry Trail NW; thence southwesterly 44.73 feet along said centerline being a non-tangential curve, concave to the northwest, a radius of 57.00 feet, a central angle of 44 degrees 57 minutes 51 seconds, a chord bearing of South 66 degrees 11 minutes 40 seconds West and chord distance of 43.59 feet; thence South 88 degrees 40 minutes 36 seconds West, along said centerline being tangent to the last described curve, 38.16 feet; thence southwesterly 41.21 feet along said centerline being a tangential curve, concave to the southeast, having a radius of 80.00 feet and a central angle of 29 degrees 30 minutes 57 seconds; thence South 59 degrees 09 minutes 39 seconds West, tangent to the last described curve, 139.59 feet; thence southwesterly 59.32 feet along a tangential curve, concave to the southeast, having a radius of 100.00 feet and a central angle of 33 degrees 59 minutes 12 seconds; thence South 25 degrees 10 minutes 26 seconds West, tangent to the last described curve, 67.18 feet; thence South 30 degrees 39 minutes 16 seconds West 62.28 feet; thence southerly 49.69 feet along a tangential curve, concave to the east, having a radius of 125.00 feet and a central angle of 22 degrees 46 minutes 34 seconds; thence South 07 degrees 52 minutes 41 seconds West, tangent to the last described curve, 85.62 feet; thence South 01 degrees 11 minutes 38 seconds East 105.79 feet; thence southwesterly 138.80 feet along a tangential curve, concave to the northwest, having a radius of 175.00 feet and a central angle of 45 degrees 26 minutes 32 seconds; thence South 44 degrees 14 minutes 54 seconds West, tangent to last described curve, 79.22 feet; thence South 56 degrees 54 minutes 06 seconds West 47.71 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said east line and a line that bears South 27 degrees 27 minutes 01 seconds East and North 27 degrees 27 minutes 01 seconds West from the point of terminus.

## EXISTING DESCRIPTION:

Form No. 27-M—QUIT CLAIM DEED Individual(s) to Individual(s) — Minnesota Uniform Conveyancing Blanks (1978) — Miller-Davis Co., Minneapolis

38-023-4400

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( X ) not required
Certificate of Real Estate Value No. _____
August 10, 1992
Sharon K. Anderson
County Auditor
by _____ Deputy

STATE DEED TAX DUE HEREON: $ 1.65
Date: July 20, 1992

346125
Office of County Recorder
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 10 day of August A.D. 1992 at 3:10 O'clock P M. and was duly recorded as Micro Doc. No. 346125
County Recorder

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Timothy Mark Morse and Roberta Lynn Morse, husband and wife, (marital status), Grantor(s), hereby convey(s) and quitclaim(s) to Stephen David Morse, Paul Nathan Morse and Pamela Sue Lundhein, Grantee(s), real property in Cass County, Minnesota, described as follows:

Lot One (1) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Twenty-three (23), Township One Hundred Forty-One (141), Range Thirty-one (31), according to the U.S. Survey thereof.

| REVISIONS: | NO | DATE | DESCRIPTION | BY |
|---|---|---|---|---|
| | | | | |

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FREEMAN — 3/9/23 — LIC. NO. 21367


NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neiusa.com


CERTIFICATE OF SURVEY
Paul Morse
420 Prospect St. SE
Chatfield, MN 55923

JOB NO. 23-038
DATE: 3-09-2023
SHEET NO. 1 OF 1